

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Jaggaiahpetta Municipality – Certain variation in the Master Plan - Change of land use from Hillock Area use to Residential use in R.S.Nos.396/2A and 396/2H1 at Vidyanagar, 7<sup>th</sup> Ward, Jaggaiahpetta Municipality to an extent of Ac.132.46 cents (Ac.40.00 in Site A and Ac.92.46 in site B) - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 419**

**Dated the 4<sup>th</sup> July, 2009.**

Read the following:-

1. G.O.Ms.No.265 MA., dated 14.5.2003.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.3879/2008/R, dated 4.9.2008.
3. From the applicant, representation dated 12.11.2008 together with its enclosures.
4. Government Memo. No.15255/H1/2008-1 & 2, Municipal Administration and Urban Development Department, dated 22.1.2009.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.3879/2008/R, dated 12.3.2009.
6. Government Memo. No.15255/H1/2008-3 & 4, Municipal Administration and Urban Development Department, dated 21.3.2009.
7. From the Commissioner of Printing, A.P. Extraordinary Gazette No.170, Part-I, dated 25.3.2009.
8. From the Commissioner, Jaggaiahpetta Municipality, Letter Roc.No.1647/2007/G1, dated 11.6.2009.
9. From the Collector & District Magistrate, Krishna, Machilipatnam, Letter No.Rc.E4.512/2009, dated 8.6.2009.
10. From the applicant, representation dated 21.6.2009.

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**ORDER:**

The draft variation to the Jaggaiahpetta General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.265 MA., dated 14.5.2003 was issued in Government Memo. No.15255/H1/2008-3, Municipal Administration and Urban Development Department, dated 21.3.2009 and published in the Extraordinary issue of A.P. Gazette No.170, Part-I, dated 25.3.2009. No objections and suggestions have been received from the public within the stipulated period. The Commissioner, Jaggaiahpetta Municipality in his letter dated 11.6.2009 has stated that the applicants have paid an amount of Rs.10.60 lakhs towards conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Commissioner, Jaggaiahpetta Municipality, Krishna District.

Copy to:

The individuals through the Commissioner, Jaggaiahpetta Municipality, Krishna District.

The Collector, Krishna District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

Contd....2.

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Jaggaiahpet Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 170, Part-I, dated 25.3.2009, as required by clause (b) of the said section.

**VARIATION**

The site in R.S.Nos.396/2A and 396/2H1 at Vidyanagar, 7<sup>th</sup> Ward, Jaggaiahpet Municipality to an extent of Ac.132.46 cents (Ac.40.00 in Site A and Ac.92.46 in site B) the boundaries of which are as shown in the schedule below and which is earmarked for Hillock Area use in the General Town Planning Scheme (Master Plan) of Jaggaiahpet Town sanctioned in G.O.Ms.No.265 MA., dated 14.5.2003 is designated for Residential use by variation of change of land use as marked as “a to g” for **Site A** and marked as “h to q” for **Site B** as shown in the revised part proposed land use map **GTP No.11/2009/R**, which is available in Municipal Office, Jaggaiahpet Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall handover the site affected under Master Plan roads of 80 feet and 60 feet wide to the Jaggaiahpet Municipality free of cost through registered gift deed.
8. The applicants shall comply the conditions insisted by the Superintending Archaeologist, Archaeological Survey of India, Hyderabad Circle, Hyderabad while issuing the Licenses for the site under reference.
9. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

	for Site “A”	for Site “B”
<b>North</b>	Proposed 80 feet wide Master Plan road followed by Railway Track	Existing 60 feet wide road
<b>East</b>	Existing 60 feet wide road	Sivakameshwari Educational Society’s site and GTP No.6/2008
<b>South</b>	Existing 60 feet wide road	Agricultural Dry lands.
<b>West</b>	Site belongs to old age home	Agricultural Dry lands.

**Dr.C.V.S.K.SARMA,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER